

## **Landscaping and Fencing Requirements, Section 17.54.030, Placer County Zoning Ordinance**

A. Purpose. The purpose of fencing and landscaping standards are to provide privacy, security and the visual screening of unsightly areas or activities, reduce glare and noise, enhance the appearance of property, and for land-scaping, provide areas on sites that can absorb rainfall to assist in reducing runoff and controlling erosion.

B. Height Limits for Fencing and Landscaping. The following height limits for fencing and landscaping apply to sites in the RA, RF, RM, RS, C1, HS, and INP districts. No fence, earth berm or hedge of any kind shall be constructed or grown to a height greater than the following, except where a greater height is required by state or federal law:

1. Within the Front Setback. Three feet, except that open wire, chain link, wood rail, or other similar types of fencing (consisting of only such materials as do not conflict with vehicle sight distance, as determined by the department of public works) may be constructed to a height of six feet in the residential agricultural (RA) and residential forest (RF) districts, and to a height of four feet in the residential single-family (RS) and residential multifamily (RM) districts where the site and surrounding parcels are at least one acre in size.

2. Within the Side or Rear Setback. A maximum of six feet within a required side or rear setback.

3. Along Freeway or Major Arterial. Fences, walls, berms and/or other sound attenuation features that border freeways or major arterial streets/roads may be constructed to a height of six feet above natural grade or to such other height as is required, in the opinion of the planning director, to adequately mitigate the adverse effects of noise and/or for aesthetic reasons in the following instances:

a. Such a fence, wall, berm, etc. is discussed as a mitigation measure in an environmental document (e.g., EIR or negative declaration) certified or approved by Placer County; or

b. Such a fence, wall, berm, etc. is requested by a property owner (or owners) who has had a similar feature erected on the opposite side of a street/road which borders the owner's property and such a fence, wall, berm, etc. does not adversely affect drivers' sight distance on adjacent roadways.

4. Along Other Roadways. Fences, walls and/or landscaping required by the county as a condition of approval of any permit, entitlement, or other discretionary decision may be six feet high or at such other height as is required to mitigate the adverse effects of noise and/or for aesthetic reasons as discussed in an environmental document (e.g., an EIR or negative declaration) certified or approved by Placer County.

C. Landscaping.

1. When Required. Landscaping shall generally be provided for all new development that is required by this chapter to obtain an administrative review permit, a design review approval, a minor use permit, a conditional use permit or any other discretionary approval, as set forth in the Placer County landscape design guidelines, and as may be required by any conditions of approval or other provisions of this chapter, unless such new developments are specifically exempted from the landscaping requirement by the hearing body with appropriate jurisdiction or by the planning director.

2. Timing of Installation. In any case where landscaping is required by this chapter, the landscape design guidelines, or a condition of approval of a land use permit (Article 17.58), the landscaping shall be installed or properly secured for installation (Section 17.58.190 Security for performance) before project occupancy.

3. Maintenance Required. All landscaping materials shall be properly installed and continuously maintained. Any plants that do not survive shall be replaced with new live plant materials within a reasonable time period, as determined by the planning director.

D. Fencing/Screening Requirements. Fencing in the form of solid wood fencing, a masonry wall, or other materials which shall form an opaque screen, shall be constructed and maintained with new development as follows, in addition to any fencing required by building codes, state or federal law.

No land use permit is required for fencing, provided that it complies with the provisions of this chapter, including the provisions of Section 17.52.070 (Design review).

1. Outdoor Use and Storage Areas. Outdoor storage, manufacturing, fabrication, assembly or work areas shall be screened with a minimum six-foot high solid wall or fencing, or a combination of landscaping, berm and fencing, on all sides not occupied by building walls. The fence shall screen such areas from adjacent property.

2. Side and Rear Lot Lines. The side and rear property lines of all non-residential uses shall be fenced as follows:

a. Adjacent to a Residential Use or Zone. A minimum six-foot high fence or a combination of landscaping, berm and fencing, shall be located on the side and rear property lines of any nonresidential or non-agricultural use abutting a residential use or zone, except for parks, golf course greens and fairways, and dedicated open space areas.

b. Commercial and Industrial Zones. A minimum six-foot high solid wall or fencing, or a combination of landscaping, berm and fencing, shall be located on the side and rear property lines of any site within a commercial or industrial zone that abuts a zone district that is not commercial, industrial, or professional office. Such fencing shall be constructed as part of the first project approval on the commercial or industrial site.

3. Exceptions to Fencing and Screening Requirements.

a. Buildings Abutting Property Lines. Fencing is not required along any lot line where a building wall at least six feet high is immediately adjacent to the lot line.

b. Adjustments.

i. The fencing requirements of this section may be modified or waived, provided the planning director first finds that specific characteristics of the site or site vicinity would make required fencing unnecessary or ineffective.

ii. Where property line fencing is required, the location may be adjusted so the fencing may be constructed at or within the setback line, provided the areas between the fence and the property lines are landscaped, or in rural areas, retained in natural vegetation. (Ord. 5126-B (part), 2001)

E. Crop production. A maximum eight foot high open wire agricultural fence is allowed for the protection of growing agricultural crops in the Residential Agricultural (RA), Residential Forest (RF) and Farm (F) zones.